

Dragon's Gate Lake
2662 CR 4550
Coffeyville, KS 67337

\$1,250,000
120.080± Acres
Montgomery County



Dragon's Gate Lake
Coffeyville, KS / Montgomery County

SUMMARY

Address

2662 CR 4550

City, State Zip

Coffeyville, KS 67337

County

Montgomery County

Type

Hunting Land, Recreational Land, Residential
Property, Lakefront

Latitude / Longitude

37.103452 / -95.645733

Dwelling Square Feet

1680

Bedrooms / Bathrooms

3 / 2

Acreage

120.080

Price

\$1,250,000

Property Website

<https://www.mossyoakproperties.com/property/dragon-s-gate-lake-montgomery-kansas/29674/>



PROPERTY DESCRIPTION

Pulling off the blacktop road and through the remote gated entrance, you'll notice the well kept and manicured yard with multiple hanging flowering baskets adjoining the drive, and leading the way to the large, solely owned and fully stocked 10+/- acre lake that will immediately draw your attention. With crystal clear water that is extremely rare to find in this area and with measured depths of up to 35 feet deep, this gem is the star of the show. Offering tranquil views, recreational water sport, fishing and swimming opportunities, and the potential for world class waterfowling, the opportunity to solely own a private lake of this size and quality is a rarity.

From the lake, you'll notice the large covered front deck that will surely be a family and friend favorite for relaxing and entertaining. Setting just a short 20 yards away from the water's edge and surrounded by multiple large shade trees, it's a perfect spot for enjoying the day. On the extremely hot occasions there's a ceiling fan to help cool you off, as well as lighting for when the evenings get long. Should the need or desire arise, the included hot tub on concrete pad is just a few steps away or simply enter into the lodge to call it a night.

The log sided 3 bedroom, 2 bathroom 1680 sq. ft. lodge has been completely remodeled from the sub-flooring up, and is more than what one expects and needs to be viewed to be appreciated.

You'll immediately be drawn to the fully customized designer kitchen that features granite countertops, solid wood custom-made cabinets, custom island, and nearly new stainless steel appliances. The adjoining family room with custom stone fireplace and blower not only adds charm and beauty, but is fully functional in heating the entire lodge. Tying this area together is the bar. Featuring a granite bar top, bottle rack, mini fridge, as well as additional shelving, the bar area is the last piece needed to make this the top entertainment spot for family and friends.

Off of the kitchen and to the West side of the lodge is the dining room, utility area, as well as the two spare/guest bedrooms, and the guest bath.

To the east side of the lodge is where you will find the master suite. Equipped with multiple windows on the North and East, you'll enjoy the view of the lake from the comfort of your bed or the feel of the crisp north breeze as it comes off the lake. The master suite also includes large mirrored walk-in closets, tile walk-in shower, as well as a granite vanity, but the best feature might be the patio doors leading to the private deck overlooking the lake. Enjoy your morning coffee while being provided with a breathtaking view of the sunrise, all within feet of your bed.

The lodge will come fully equipped and move in ready, including all furnishings minus personal property and personal memorabilia, and will include but not be limited to appliances, electronics, furniture, beds, dressers, security system, dishes, washer/dryer, etc.

Up the rise and setting behind the lodge, is the large 50'x100x16' metal building with concrete floor. Equipped with 2 large overhead doors as well as 2 walk doors, there is also a 20'x50' workshop that is walled off and separated from the remainder of the building. This building could serve as a banquet hall for entertaining, or simply to provide more than ample room and storage for all of the necessary equipment to maintain a property of this caliber.

The remainder of the property is approximately 104+/- acres of heavy dense cover that surrounds the home and lake. Lots of time and sweat equity has been endured to cut a well maintained trail system, allowing for access to the majority of the property via UTV or ATV. Consisting of multiple elevation changes, wet weather drainages, and scattered clearings and edges, it's easy to see why the property has a large population of wildlife that call it home, including whitetail deer.

With minimal hunting pressure over the last decade and a half, the resident deer population is doing well. The property provides ideal bedding throughout, with destination Ag fields being just a short distance away. With some work, some of the smaller clearings could potentially be enlarged and used as food plot locations, although the soil is somewhat shallow in areas, and supplemental feeding might be the easier alternative.

In addition to whitetail deer, the property will also offer some turkey, small game, predator, and upland bird hunting opportunities, although the property might truly shine by providing an opportunity as a world class waterfowling destination. With such a private and restricted large body of water, the lake attracts and holds hundreds upon hundreds of both geese and ducks year after year, with the pictures to prove it. Hunting pressure would have to be limited over time, but the potential for truly "once in a lifetime" caliber of hunts right out the door of the lodge does exist.

To truly upkeep and maintain this caliber of property takes a dedication of time, equipment, and sweat equity. To make this a truly turnkey property, the property will not only come with the fully furnished lodge, but will also include many of the required tools and equipment. These again will include, but not be limited to, tractor and implements, zero turn riding mower, UTV, log splitter, chainsaws, various hand tools, as well as the seller prepaying for 3 months of help from the current hired hand who is intimately familiar with the property.

This one of a kind property truly has to be viewed to be appreciated. One look and I believe you too will see the unmatched potential for the property to work equally as a full time residence, weekend getaway, airbnb, event center, hunting camp or corporate retreat.

The perimeter fencing is in place and marks the assumed boundary lines. All mineral, wind, water, oil and gas rights will transfer with no known wells, and no leases. Contact Land Specialist Jake Kolb with any questions or to schedule a private showing at [620-252-5881](tel:620-252-5881). Land Specialist must attend all showings.

*120+/-Acres

*10+/-Acre Lake

*Turnkey Property

*Fully Furnished 1680 Sq. Ft 3 Bedroom 2 Bath lodge

*Furniture

*Appliances

*Electronics

*Beds

*Dressers

*Security System

*Washer/Dryer

*Dishes

*50'x100'x16' Shop



- *20'x50' Workshop
- * (2) Exterior Overhead Doors
- * (2) Walkthrough Doors
- *6" Concrete Slab
- *Equipment Included
 - *Tractor
 - *Implements
 - *Zero Turn Riding Mower
 - *UTV
 - *Log Splitter
 - *Chainsaws
 - *Various Hand Tools
- * (3) Months of Prepaid Hired Hand Help
- *Dense Cover
- *Minimal Hunting History
- *Trophy Whitetail Hunting
- *Turkey Hunting Opportunities
- *Small Game/Upland Bird Hunting Opportunities
- *Waterfowl Hunting Opportunities
- *All Mineral Rights Transfer
- *Blacktop Road Frontage
- *3.6 miles from Coffeyville, KS
- *6 miles from Coffeyville Municipal Airport
- *67 miles from Joplin, MO
- *76 miles from Tulsa, OK
- *135 miles from Springfield, MO
- *140 miles from Wichita, KS
- *164 miles from Kansas City, KS

Dragon's Gate Lake
Coffeyville, KS / Montgomery County



Locator Maps



Aerial Maps



Dragon's Gate Lake
Coffeyville, KS / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

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Address

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City / State / Zip

Neodesha, KS 66757

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MORE INFO ONLINE:

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